

VENDOR STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor: Lachlan Nicholas Polkinghorne

Property: 54 Porter Avenue, Highton 3216

VENDORS REPRESENTATIVE

Strategy Property Law
215 Andersons Road
BARRABOOL VIC 3221

Tel: 03 52662112

Fax: 03 52661576

Email: jdevrome@strategypropertylaw.com.au

STRATEGY
PROPERTY LAW

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land

54 Porter Avenue, Highton 3216

Vendor's name

Lachlan Nicholas Polkinghorne

Date

27 / 11 / 18

**Vendor's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached notices/certificates.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

-----	To	
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Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Not Applicable.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'

☐

3.4 Planning Scheme

Attached is a report with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

None to the vendor's knowledge

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

None to the vendor's knowledge

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached.

13. ATTACHMENTS

Register Search Statement
Plan
Planning Property Report
Land Rates Notice
Water Rates Notice
Vicroads Certificate
Land Tax Certificate
Due Diligence Checklist



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 08485 FOLIO 964

Security no : 124074966870A
Produced 19/11/2018 02:18 PM

LAND DESCRIPTION

Lot 100 on Plan of Subdivision 053000.
PARENT TITLE Volume 08132 Folio 239
Created by instrument B668726 30/05/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

LACHLAN NICHOLAS POLKINGHORNE of 355 BUCKLEY ROAD SOUTH MORIAC VIC 3420
AJ709305B 06/06/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ709306Y 06/06/2012
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP053000 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 54 PORTER AVENUE HIGHTON VIC 3216

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	plan
Document Identification	LP053000
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/11/2018 14:24

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PLAN OF SUBDIVISION OF PART OF CROWN PORTION 10 PARISH OF BARRARBOOL

COUNTY OF GRANT
VOL 8132 FOL 238/9

LP 53000

EDITION 1

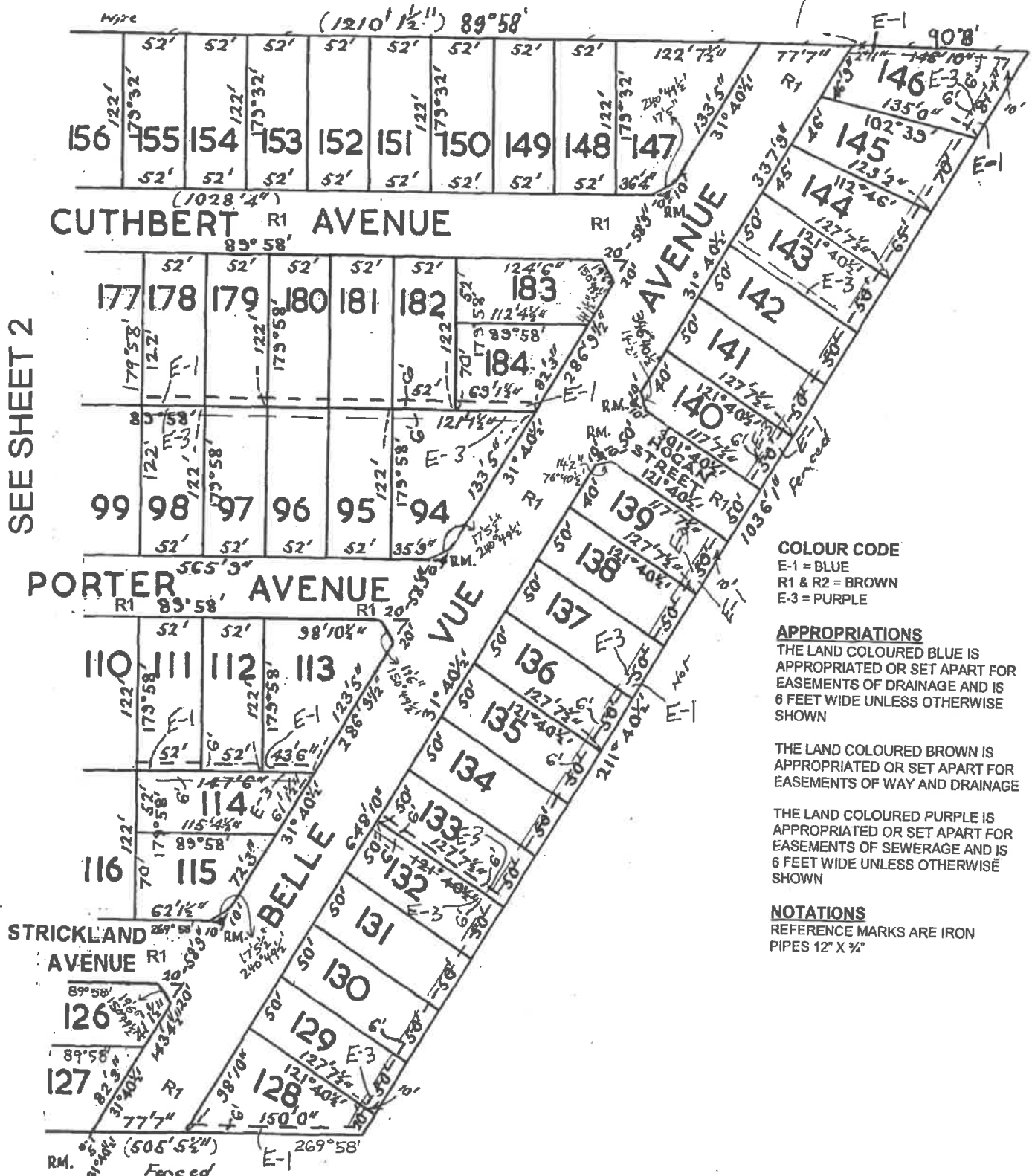
PLAN MAY BE LODGED 1/2/61

2 SHEETS
SHEET 1



Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

SEE SHEET 2



COLOUR CODE

E-1 = BLUE
R1 & R2 = BROWN
E-3 = PURPLE

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND IS 6 FEET WIDE UNLESS OTHERWISE SHOWN

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

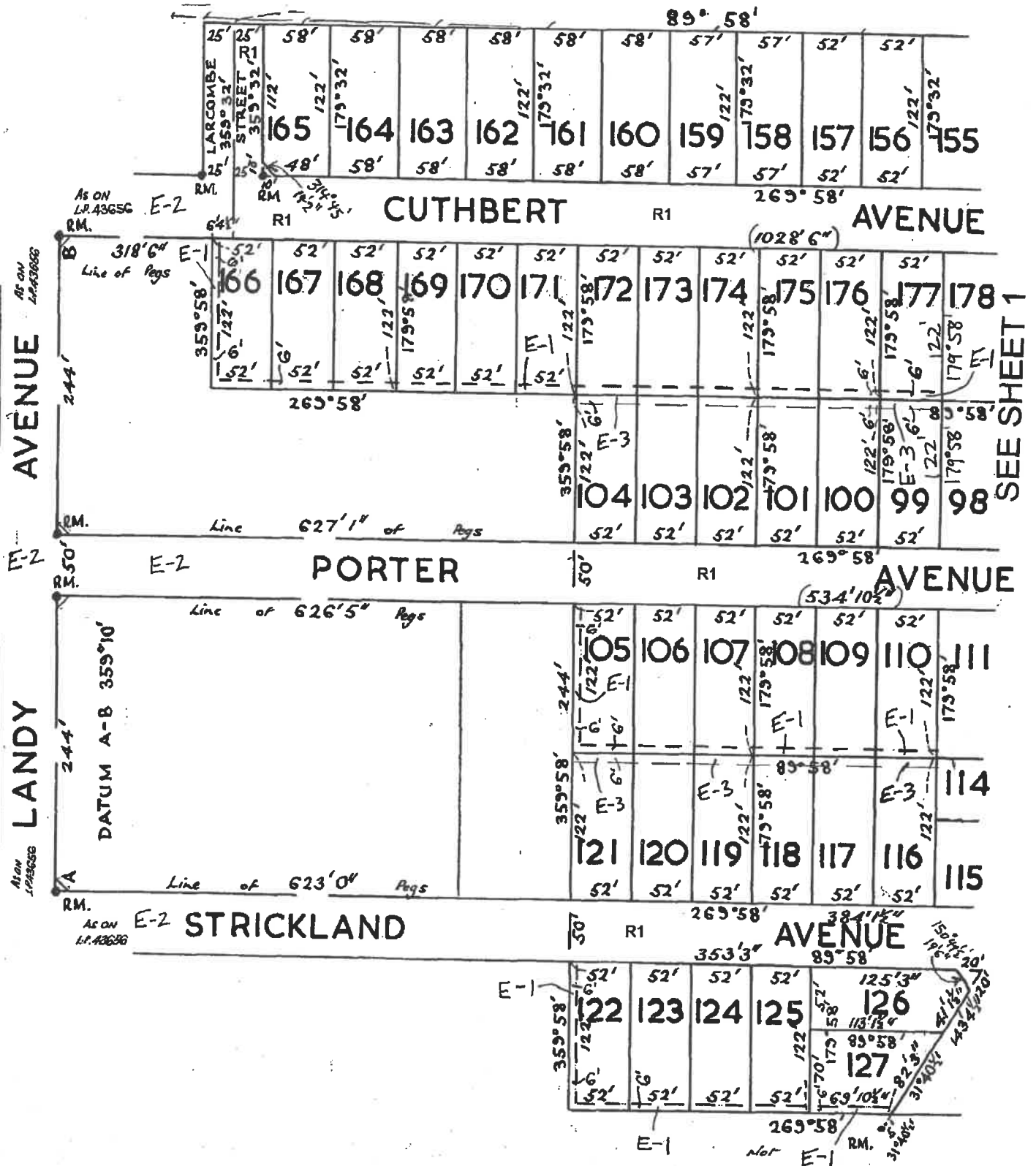
THE LAND COLOURED PURPLE IS APPROPRIATED OR SET APART FOR EASEMENTS OF SEWERAGE AND IS 6 FEET WIDE UNLESS OTHERWISE SHOWN

NOTATIONS

REFERENCE MARKS ARE IRON PIPES 12" X 3/4"

LP 53000

2 SHEETS
SHEET 2



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 20 November 2018 10:36 AM

PROPERTY DETAILS

Address: **54 PORTER AVENUE HIGHTON 3216**
Lot and Plan Number: **Lot 100 LP53000**
Standard Parcel Identifier (SPI): **100\LP53000**
Local Government Area (Council): **GREATER GEELONG**
Council Property Number: **235947**
Planning Scheme: **Greater Geelong**
Directory Reference: **Melway 465 C1**

www.geelongaustralia.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/greatergeelong

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Barwon Water**
Melbourne Water: **outside drainage boundary**
Power Distributor: **POWERCOR**

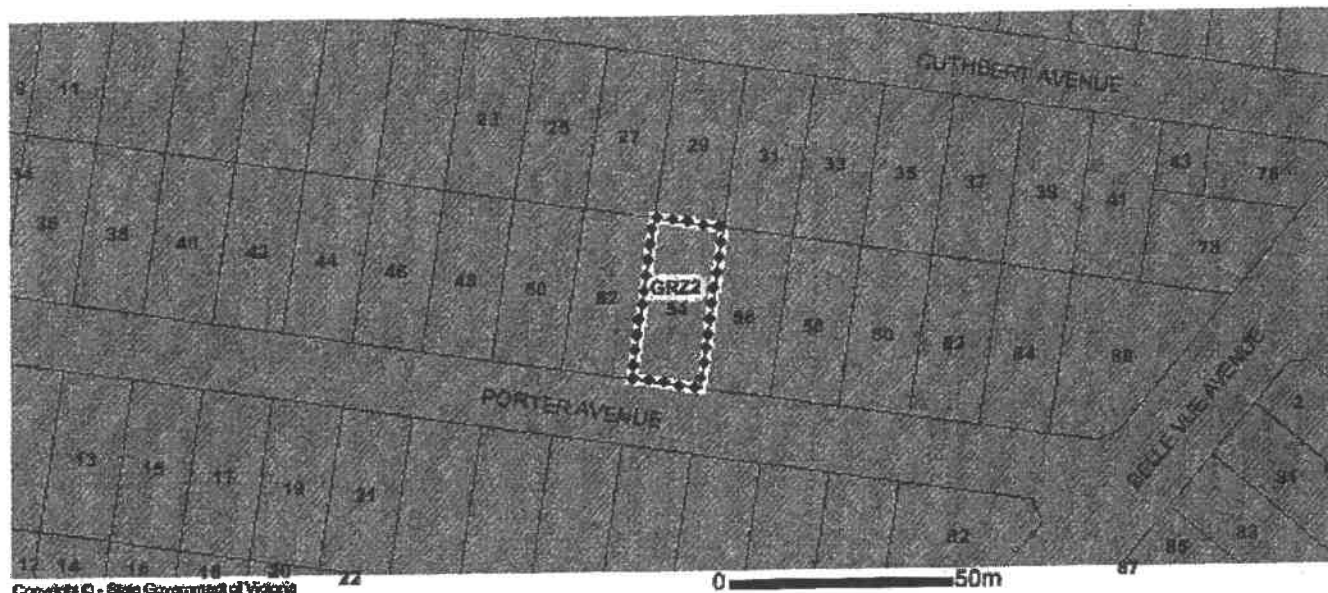
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH BARWON**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)



 **GRZ - General Residential**

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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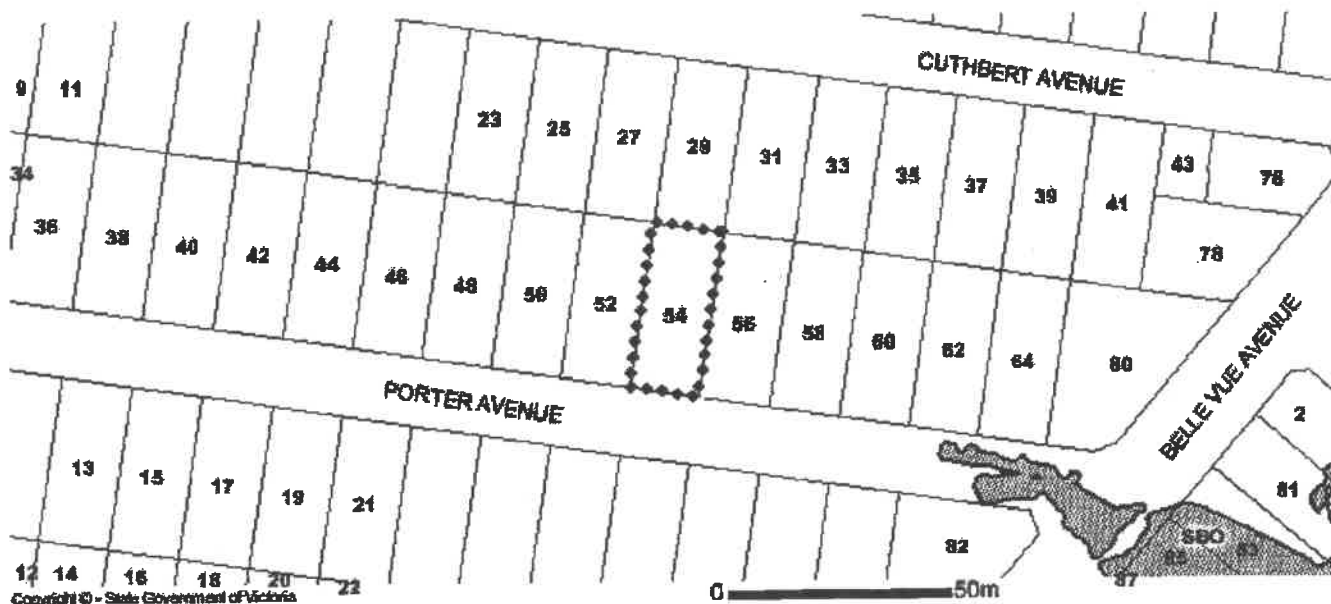
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 54 PORTER AVENUE HIGHTON 3216

Planning Overlay

None affecting this land - there are overlays in the vicinity

SPECIAL BUILDING OVERLAY (SBO)



SBO - Special Building

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 14 November 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

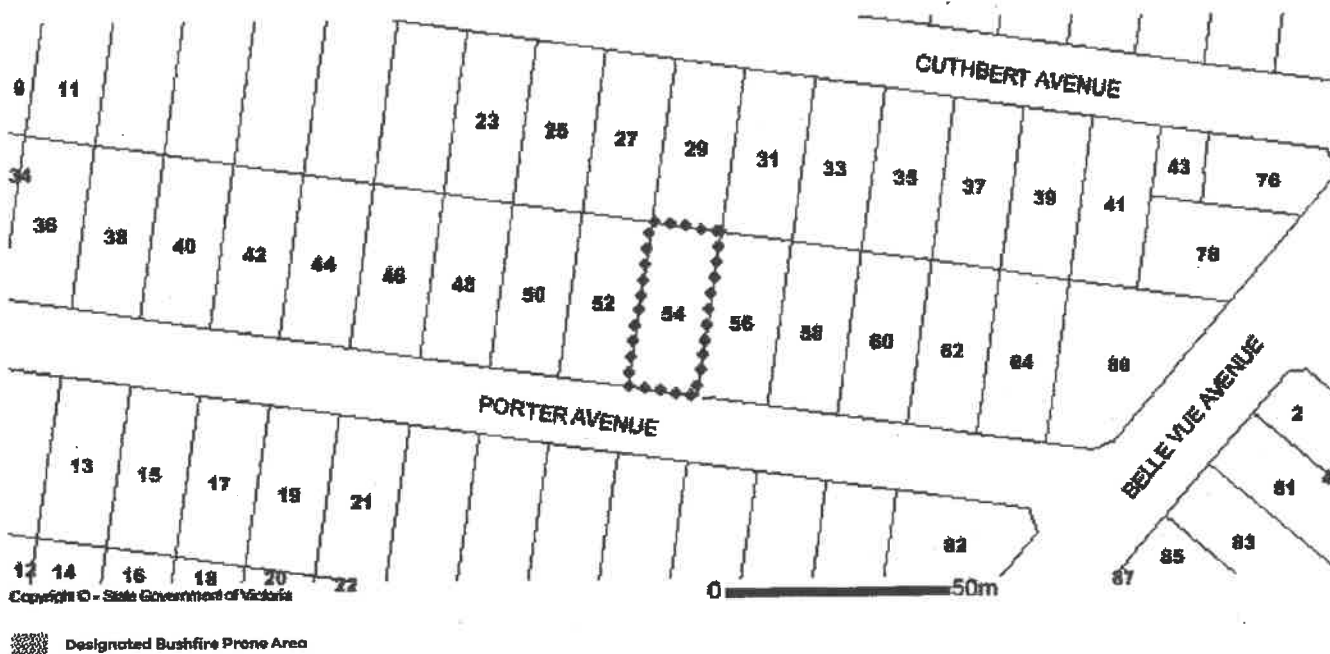
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

2018-19 RATES, VALUATION AND CHARGES NOTICE - REPRINT



ABN 18 374 210 672
All items are GST free.

L N Polkinghorne
54 Porter Avenue
HIGHTON VIC 3216

Payment

One payment in full **\$1,480.65**
Due 15 February 2019

or pay by instalments **\$370.20**
FIRST INSTALMENT
Due by 30 September 2018

RATE NO. 23287

PROPERTY 54 Porter Avenue, HIGHTON VIC 3216
589m2 Lot 100 LP 53000

AVPCC VALUATIONS 110 - Detached Dwelling
Capital Improved Value **\$390,000**
Site Value **\$300,000**
Net Annual Value **\$19,500**

RATES AND CHARGES
Residential Rates **\$930.15**
Waste Management **\$316.90**
Municipal Charge **\$102.00**

FIRE SERVICES PROPERTY LEVY
Category: Residential
Residential FSPL **\$131.60**

TOTAL DUE **\$1,480.65**

REMAINDER OF INSTALMENTS DUE:

\$370.15 due by 30 November 2018
\$370.15 due by 28 February 2019
\$370.15 due by 31 May 2019

Rate Period 1 July 2018 to 30 June 2019
Declared 1 July 2018
Valuation 1 January 2018
Operative 1 July 2018
Original Issue 31 August 2018
Reprinted 03-Oct-2018

The 2018-19 Penalty Interest Rate 10.00% is chargeable on all arrears and overdue amounts.

Any Waste Collection Charge includes an Environment Protection Agency (EPA) Landfill Levy estimated at \$34.75.

All items are GST free.

Save time, go online!
Register to receive your rates electronically at
www.geelongaustralia.com.au/rates

ONLINE OR BY PHONE

A payment processing fee of 0.57% applies to debit and credit cards (Visa and Mastercard only).
Online: www.geelongaustralia.com.au/rates
Phone: 1300 858 058 Ref: 23287

DIRECT DEBIT

Call 5272 5272 for an application form,
or go to www.geelongaustralia.com.au

Full Payment **\$1,480.65**



*877 232876

BPAY



Bill Code: 17475
Reference: 10000232876

Payment via internet or phone banking,
from your cheque or savings account, Visa and Mastercard.

CENTREPAY

Call 5272 5272 to request a Centrepay
deduction from your Centrelink
payment.

IN PERSON

Pay at any Post Office or visit us at
100 Brougham Street, Geelong.

Or first instalment **\$370.20**

Barwon Region Water Corporation
ABN 66 346 316 514

Date of Issue
06 August 2018

Tax Invoice/Statement

1300 656 007

www.barwonwater.vic.gov.au



179922-001 000977(1977) 0023 H1
LN POLKINGHORNE
PO BOX 401
BELMONT, VIC 3216

Account number

63355385 14855123

Payment due

05 September 2018

Total amount due

\$ 239.34

Your account summary

Service Address: 54 PORTER AVE HIGHTON 3216

Previous balance	\$262.51	DR
Payments/adjustments	\$262.51	CR
Your balance	\$0.00	
New charges	\$239.34	DR
Total	\$239.34	DR

Your average daily use in litres per day

Aug 18	308
May 18	396
Feb 18	205
Jul 12	141

TARGET YOUR WATER USE

Target Your Water Use provides useful information to regional Victorians on how to be more water efficient within their homes and how to use water more wisely.

For more information, visit targetyourwateruse.vic.gov.au

If you have a Centrelink Pension or Health Care Card, or Department of Veterans Affairs Gold Card, you may be eligible for a discount. Contact us for details.

PD 3/9/18

LN Polkinghorne

IS 10117196

rec. 170425

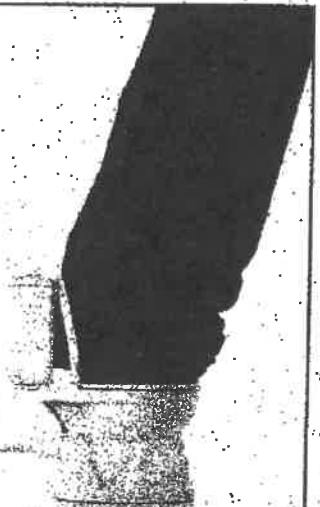
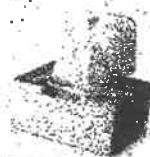
**"FLUSHABLE" WIPES ARE ABOUT AS
FLUSHABLE AS A COUCH**

Don't be fooled by "flushable"



Barwon Water

Visit www.barwonwater.vic.gov.au



Installation Type: Residential House

Bill Details as at 06 AUG 2018

		Value	GST	Price
WATER SERVICE CHARGE	1 JUL 2018 to 30 SEP 2018	38.84	0.00	38.84
SEWERAGE SERVICE CHARGE	1 JUL 2018 to 30 SEP 2018	140.89	0.00	140.89
WATER VOLUME	17,846 kL at \$2.2591			
	10:154 kL at \$1.9198	59.81	0.00	59.81
Total		\$ 239.34	\$ 0.00	\$ 239.34
Balance brought forward				0.00
	Please pay			\$ 239.34

Reading Details

Meter No.	Current Read Date	Current Reading (kL)	Previous Read Date	Previous Reading (kL)	Consumption (kL)
0571254	02AUG18	01222	03MAY18	01194	28



Need help paying your bill?

Contact us to set up a payment plan and talk about grants, rebates and concessions.



Residential Tenants and Landlords

Tenants with separate meters pay water volume charges only.



Moving house?

Please let us know at least 2 days before you move in or out so we can arrange a meter reading and update your details.



Communication assistance

Hearing or speech impaired? Contact us via the National Relay Service on 13 36 77. We provide a free interpreter service. Contact the Translation and Interpreter Service on 13 14 50.



Servizio Interpreti
Dolmetschdienst

Služba za usluge tumačenja
Служба за преводање

Услуга тумача
传译服务

Contact Us

1300 656 007

Email: info@barwonwater.vic.gov.au

General enquiries, billing and payment options

Mon - Fri, 9:00am - 5:00pm

Emergencies and faults
24 hours, 7 days

Payment Options



Direct Debit

To arrange a direct debit, please call or visit our website.



Bill Code: 585224

Ref: 6335 5385 1485 5123 1

Contact your financial institution to pay from your cheque, savings or credit account.



CentraLink

CentraLink recipients can arrange automatic payments through CentraLink. Contact us for details.



By Cheque

Post the payment slip with your cheque payable to Barwon Water to: PO Box 14206, Melbourne City MC VIC 8001. Please do not use staples or pins.



Billpay Code: 0903

Ref: 6335 5385 1485 5123 1

- In person at any post office
- Online at www.postbillpay.com.au
- Call 13 18 16 for credit card payments

Account number

63355385 14855123

Payment due

05 September 2018

Total amount due

\$ 239.34

POST billpay



*63355385148551231 \$239.34 *

+00000063355385> +002579+ <0148551231>

<0000023934> +444+



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Strategy Property Law C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 357987

NO PROPOSALS. As at the 19th November 2018, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

54 PORTER AVENUE, HIGHTON 3216
CITY OF GREATER GEELONG

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 19th November 2018

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 30178934 - 30178934141847 '357987'

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / STRATEGY PROPERTY LAW

Your Reference: 1322
Certificate No: 24592233
Issue Date: 19 NOV 2018
Enquiries: ESYSPROD

Land Address: 54 PORTER AVENUE HIGHTON VIC 3216

Land Id	Lot	Plan	Volume	Folio	Tax Payable
4523793	100	53000	8485	964	\$0.00

Vendor: LACHLAN POLKINGHORNE
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR LACHLAN NICHOLAS POLKINGHOF	2018	\$275,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to:
www.sro.vic.gov.au/certificates

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$315,000

SITE VALUE: \$275,000

AMOUNT PAYABLE: \$0.00

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 24592233
Land ID: 4523793
Amount Payable: \$0.00

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

<0000000000<0000000000>024592233000<024592233000>424<424>

Notes to certificates under Section 105 of the *Land Tax Act 2005*

Certificate No: 24592233



1. Under Section 96 of the Land Tax Act 2005 (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
3. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
5. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - a. the vendor, or
 - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
8. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
9. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$325.00

Taxable Value = \$275,000

Calculated as \$275 plus (\$275,000 - \$250,000) multiplied by 0.200 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

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- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)